



TOWN OF  
STONEHAM  
MASSACHUSETTS  
Town Hall  
35 Central Street  
Stoneham, Massachusetts 02180  
**BOARD OF APPEAL**  
781-279-2695

**STONEHAM BOARD OF APPEALS AGENDA**

**NOTICE OF MEETING**

*(in accordance with provision of Chapter 626, Acts of 1958)*

**Thursday, October 27, 2016**

**Hearing Room**

**7:00 P.M. DISCUSSION**

Confirm next meeting.

- **53 Summer Street**

Amend decision or new application

**7:30 P.M. PUBLIC HEARINGS**

- **19 Clearview Drive**

*Nicole Souza*

Nicole Souza for a variance pursuant to Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 to increase the existing retaining wall to six feet at 19 Clearview Drive. The rear setback in Residence A is 15 feet. The proposed setback is 0 feet. The proposed 6 ft. retaining wall is on the property line.

- **31 Fieldstone Drive**

*Represented by Steven Cikatelli*

Maria Assunta Della Porta, Trustee of Pasqualina Trust of 31 Fieldstone Drive have applied for a variance in the Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 5.2.1 requiring a minimum front setback of 20 feet for a structure in Residence A Zoning District. A plan filed with the petition by Gloral Associates dated 8-5-16 shows a proposed two car garage 18.5 feet from the street.

- **41 Pleasant Street**

*Represented by Steven Cikatelli*

JWP Realty, LLC, owner of 41 Pleasant Street and 22 Gould Street, has applied for the following variances in the Stoneham Town Code, Chapter 15, Zoning Bylaw: Section 6.3.3. Parking Minimum Number of Spaces by Use. The required number of parking spaces for the proposed use at this location is 42 spaces (light manufacturing, office use & warehouse). The total number of proposed parking spaces is 21 spaces; Section 6.3.4.2(2) Layout – All portions of parking spaces must be 5 feet from any street. Spaces 5-11 do not meet this requirement. The required side setback for parking spaces must meet the side setback in that District;

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Commercial I District the side setback is 10 feet. The proposed spaces 1-3, 20 & 21 do not meet this requirement with the minimum setback being 2 feet; Section 6.3.4.2(3) Layout – The aisle width in the case of two-way traffic is required to be a minimum of 24 feet. The proposed aisle width is 23.2 feet; Section 6.5.2.4 – Screening and Landscaping – A 4 foot wide landscape strip is required where setbacks are required except at a street opening. This strip is only 2 feet in some areas; Section 6.3.5 Lighting and Screening – All parking lots that abut properties must protect that property from headlight glare. Currently the abutter is providing this screening.

- **41 Montvale Avenue, Massachusetts Eye and Ear**  
*Andrea Garneau Big Idea Graphics & Design*

Chestnut Hollow LLC has applied for a variance at 41 Montvale Ave pursuant to Stoneham Town Code, Chapter 15, Zoning Bylaw, Section 6.7, Table 2. The maximum number of wall signs allowed in Commercial I District is one. The proposed is for a second wall sign. Section 6.7 Table Two- The maximum size for a wall sign in Commercial I District for this property is 30 S.F. The proposed sign is 31.64 SF.

- **12 Hersam Street**  
*Represented by Charles Houghton*

106 School Street, LLC of 100 Tower Office Park, Suite 1, Woburn, Massachusetts is seeking to construct a 2 family dwelling at 12 Hersam Street, Stoneham, Massachusetts. The previous two-family dwelling on the property was condemned and demolished. Section 5.2.1 requires that a two-family dwelling in Residence B district have a lot area of 9,500 square feet. The property at 12 Hersam Street has 4,132 square feet. Additionally, Section 5.2.1 requires frontage and lot width of 70 feet. The property at 12 Hersam Street has frontage and lot width of 70 feet. Also, Section 5.2.1 requires maximum lot coverage of 20%. The lot coverage for the proposed two-family dwelling is 36% . Section 5.2.1 Requirements states no part of any structure shall within 15 feet of any street. The proposed structures is setback only 10 feet.

## EXECUTIVE SESSION

**92 Montvale, LLC v. William Sullivan, et al, Land Court Case 14 MISC 488957 (AHS)**  
Decision of the Land Court appealed to the Massachusetts Appeals Court by the Plaintiff.  
To discuss strategy with respect to this appeal pursuant to M.G.L. c. 30A, sec.21(a)(3).

**Chestnut Hollow, LLC v. William Sullivan, et al, Land Court Case 16 MISC 000479**  
[41 Montvale Avenue.] To discuss strategy with respect to this litigation pursuant to M.G.L. c. 30A, sec.21(a)(3).

**Kim Dragone v. Stoneham Zoning Board of Appeals, Middlesex Superior Court, Civil Action No. 1681CV02631.** [68 High Street] To discuss strategy with respect to this litigation pursuant to M.G.L. c. 30A, sec.21(a)(3).